

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING  
OF  
Friday, March 04, 2016**

Minutes of the Regular Meeting of the County Planning Department Hearings held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by **Matt Janssen, Hearing Officer.**

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of 9:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

**HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.**

Matt Janssen, Hearing Officer: opens meeting.

**PUBLIC COMMENT PERIOD**

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

No one coming forward.

**CONSENT AGENDA**

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. A request by **XMG HOLDINGS** for a Minor Use Permit/Coastal Development permit to allow the construction of a new two-story, 3,033 square foot single family residence to be used as a vacation rental with a 2,227 square foot basement level garage with storage. The project will result in the disturbance of approximately 4,800 square feet of the 6,000 square foot parcel through development, landscaping and associated improvements. The project is located within the Recreation land use category on the south side of Avila Beach Drive on Beach Colony Lane, approximately 350 feet east of 1st St., within the community of Avila Beach in the San Luis Bay Coastal planning area. Also to be considered is the approval of the environmental document. A mitigated negative declaration was issued on January 20, 2016.

**County File Number: DRC2015-00020**  
**Supervisory District: 3**  
**Project Manager: Cody Scheel**

**Assessor Parcel Number: 076-196-010**  
**Date Accepted: September 15, 2015**  
**Recommendation: Approval**

**Thereafter, on motion of the hearing officer, the request by XMG HOLDINGS for a Minor**

**Use Permit/Coastal Development Permit (DRC2015-00020) notes a Mitigated Negative Declaration has been issued on January 20, 2016 and is granted based on the Findings A. through I. in Exhibit A and subject to the Conditions 1 through 58 in Exhibit B. (Document Number: 2015-019\_PDH)**

**ADJOURNMENT**

**Next Scheduled Meeting: March 18, 2016** in the County Government Center, Room D-271, San Luis Obispo, CA.

**Nicole Retana, Secretary  
Planning Department Hearings**

**Minutes will be approved at the April 1, 2016, Planning Department Hearings Meeting.**